

MTC 54348-KR
RECORDING COVER SHEET
ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO
name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 12/05/01 3:36 p m.
Vol M01, Pg 62212-14
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or **GRANTOR**, as described in ORS 205.160.

JOSEPH J. BAIR & MARY ELLEN BAIR

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or **GRANTEE**, as described in ORS 205.160.

CITY OF KLAMATH FALLS, a municipal corporation

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$36,420.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

CITY OF KLAMATH FALLS, 500 Klamath Avenue, Klamath Falls, OR 97601

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

AFTER RECORDING
RETURN TO:
City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601

TAX STATEMENTS TO:
City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601

CLERK'S STAMP:

RECEIVED
JAN 11 2002

Joseph J. Bair, City Attorney

WARRANTY DEED

Joseph J. Bair and Mary Ellen Bair, Grantor, convey and warrant to **City of Klamath Falls, A municipal Corporation**, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

A tract of land situated in the E½ of the NW¼ of Section 35, T39S, R9EWM, Klamath County, Oregon, being more particularly described in attached Exhibit "A".

Grantor covenants to and with Grantee, its successors and assigns, that Grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

The true and actual consideration for this transfer is \$36,420.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 4th day of ~~November~~ ^{December}, 2001.

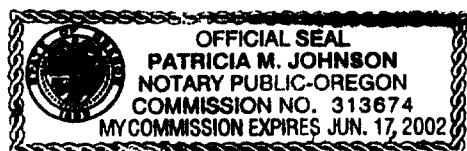
Joseph J. Bair
Joseph J. Bair

Mary Ellen Bair
Mary Ellen Bair

STATE OF OREGON)
 :SS
County of Klamath)

~~December~~ Personally appeared the above-named Joseph J. Bair and Mary Ellen Bair this 4th day of ~~November~~, 2001, and acknowledged the foregoing instrument to be their voluntary act.

BEFORE ME:



Patricia M. Johnson
Notary Public for Oregon
My Commission Expires: 6-17-2002

Legal Description

PARCEL 3

62214

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 39 SOUTH, RANGE 9 EAST, WM., KLAMATH COUNTY, OREGON,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35; THENCE ALONG THE
EASTERLY LINE OF SAID SECTION, SOUTH $00^{\circ} 05' 19''$ EAST, A DISTANCE OF 140.00
FEET TO A POINT ON THE SOUTHERLY MARGIN OF THE UNITED STATES BUREAU
OF RECLAMATION LOST RIVER DIVERSION CHANNEL RIGHT OF WAY, SAID
MARGIN BEING PARALLEL AND LYING SOUTH, 140.00 FEET DISTANT FROM THE
NORTHERLY LINE OF SAID SECTION AND CONVEYED BY WARRANTY DEED
RECORDED IN VOLUME 30, PAGE 564, DEED RECORDS OF KLAMATH COUNTY,
OREGON; THENCE SOUTH $89^{\circ} 57' 00''$ WEST ALONG SAID MARGIN, A DISTANCE OF
2658.60 FEET TO A POINT ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION
AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH $00^{\circ} 03' 13''$ EAST
ALONG SAID CENTER LINE, A DISTANCE OF 1168.90 FEET TO THE NORTH CENTER
ONE-SIXTEENTH CORNER OF SAID SECTION; THENCE CONTINUING ALONG SAID
BEARING, A DISTANCE OF 95.79 FEET TO A POINT ON THE EASTERLY MARGIN OF
THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, SAID RIGHT OF WAY BEING
100.00 FEET IN WIDTH; THENCE NORTH $33^{\circ} 31' 59''$ WEST ALONG SAID EASTERLY
MARGIN TO A POINT ON THE SOUTHERLY MARGIN OF THE UNITED STATES
BUREAU OF RECLAMATION LOST RIVER DIVERSION CHANNEL RIGHT OF WAY, A
DISTANCE OF 1516.33 FEET; THENCE NORTH $89^{\circ} 57' 00''$ EAST ALONG SAID
SOUTHERLY MARGIN OF SAID CHANNEL RIGHT OF WAY, A DISTANCE OF 836.47
FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 12.14 ACRES MORE OR
LESS.

Exhibit A